

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known)

Chapter 11 Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Sears Farm, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 20-1983254

4. Debtor's address Principal place of business

1142 Executive Circle, Suite D  
Cary, NC 27511

Number, Street, City, State &amp; ZIP Code

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State &amp; ZIP Code

Wake  
County

Location of principal assets, if different from principal place of business

Various land parcels Cary, NC 27513

Number, Street, City, State &amp; ZIP Code

5. Debtor's website (URL)

6. Type of debtor
- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
  - Partnership (excluding LLP)
  - Other. Specify: \_\_\_\_\_

Debtor

**Sears Farm, LLC**

Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))  
 Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
 Railroad (as defined in 11 U.S.C. § 101(44))  
 Stockbroker (as defined in 11 U.S.C. § 101(53A))  
 Commodity Broker (as defined in 11 U.S.C. § 101(6))  
 Clearing Bank (as defined in 11 U.S.C. § 781(3))  
 None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)  
 Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
 Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7  
 Chapter 9  
 Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).  
 The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
 A plan is being filed with this petition.  
 Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
 The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to *Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
 The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?** No. Yes.

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?** No Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor Sears Farm, LLC  
Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**11. Why is the case filed in this district?** Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- It needs to be physically secured or protected from the weather.

- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?**

Number, Street, City, State & ZIP Code \_\_\_\_\_

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

### Statistical and administrative information

**13. Debtor's estimation of available funds** Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

1-49  
 50-99  
 100-199  
 200-999

1,000-5,000  
 5001-10,000  
 10,001-25,000

25,001-50,000  
 50,001-100,000  
 More than 100,000

**15. Estimated Assets**

\$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

\$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

**16. Estimated liabilities**

\$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

\$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

Debtor

**Sears Farm, LLC**

Name

Case number (*if known*) \_\_\_\_\_**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 23, 2018

MM / DD / YYYY

**X** /s/ William W. Sears

Signature of authorized representative of debtor

**William W. Sears**

Printed name

Title Member/Manager

**18. Signature of attorney**

**X** /s/ William P. Janvier

Signature of attorney for debtor

Date February 23, 2018

MM / DD / YYYY

William P. Janvier 21136

Printed name

Janvier Law Firm, PLLC

Firm name

311 East Edenton Street  
Raleigh, NC 27601

Number, Street, City, State & ZIP Code

Contact phone 919-582-2323

Email address \_\_\_\_\_

21136 NC

Bar number and State

Fill in this information to identify the case:

Debtor name	<b>Sears Farm, LLC</b>
United States Bankruptcy Court for the:	<b>EASTERN DISTRICT OF NORTH CAROLINA</b>
Case number (if known):	_____

Check if this is an  
amended filing

**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Betty Bitting 17001 Searstone Drive Cary, NC 27513		<b>Promissory Note</b>				<b>\$40,000.00</b>
BlueSpire Senior Living Attn: Managing Agent 29 South Main Street, Suite 301 West Hartford, CT 06107		<b>Trade debt</b>				<b>\$99,345.23</b>
Debbie Via PO Box 1416 Apex, NC 27502		<b>Promissory Notes</b>				<b>\$40,000.00</b>
Donald Bitting PO Box 1416 Apex, NC 27502		<b>Promissory Note</b>				<b>\$40,000.00</b>
Educational Information Corporation Attn: Managing Agent PO Box 828 Wake Forest, NC 27588		<b>Trade debt</b>				<b>\$13,950.00</b>
James and Nancy Sears 2212 Donny Brook Road Raleigh, NC 27603		<b>Promissory Note</b>				<b>\$60,000.00</b>
Linda S. Suggs 105 Pember Pl Morrisville, NC 27560-7068		<b>Promissory Note</b>				<b>\$110,000.00</b>

Debtor Name	Sears Farm, LLC	Case number (if known)				
Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>McGuireWoods LLP</b> <b>Attn: Managing Agent</b> <b>800 E. Canal Street</b> <b>Richmond, VA</b> <b>23219-3916</b>		<b>Legal Fees</b>				<b>\$10,807.50</b>
<b>Omer G. Ferrell &amp; Son Grading Co</b> <b>Attn: Managing Agent</b> <b>1600 Morrisville-Carpenter Rd</b> <b>Cary, NC 27519</b>		<b>1976 Ford Truck and 1978 Ford Tractor</b>		<b>\$25,000.00</b>	<b>\$6,500.00</b>	<b>\$18,500.00</b>
<b>Ragsdale Liggett PLLC</b> <b>Attn: Managing Agent</b> <b>2840 Plaza Place, Suite 400</b> <b>Raleigh, NC 27612</b>		<b>Legal Fees</b>				<b>\$105,470.78</b>
<b>Safran Law Offices</b> <b>Attn: Managing Agent</b> <b>120 South Boylan</b> <b>Raleigh, NC 27603</b>		<b>Legal Fees</b>				<b>\$157,933.49</b>
<b>Samaritan Housing Foundation</b> <b>Attn: Officer/Managing Agent</b> <b>212 South Tryon Street Suite 1000</b> <b>Charlotte, NC 28281</b>		<b>Promissory Note</b>				<b>\$500,000.00</b>
<b>SearStone North, LLC</b> <b>Attn: Managing Agent</b> <b>1142 Executive Circle, Ste D</b> <b>Cary, NC 27511</b>		<b>Loan</b>				<b>\$93,000.00</b>
<b>Searstone Village Prop. Owners Associo Community Assoc. Mgmt, Ltd</b> <b>c/o Community Assoc. Mgmt, Ltd</b> <b>PO Box 79032</b> <b>Charlotte, NC 28271-0030</b>		<b>HOA dues</b>				<b>\$63,599.98</b>

Debtor Name	Sears Farm, LLC	Case number (if known)				
Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
<b>Summit Design &amp; Engineering Service</b> <b>Attn: Managing Agent</b> <b>504 Meadowland Drive</b> <b>Hillsborough, NC 27278</b>		<b>Consulting services - Billed to Sears Hackney Keener and Williams, Inc.</b>	<b>Contingent</b>			<b>\$15,532.40</b>
<b>UMB Bank, N.A. as Master Trustee</b> <b>Attn: Officer/Managing Agent</b> <b>1010 Grand Boulevard</b> <b>Kansas City, MO 64106</b>		<b>All Sears Farm real property except Lot #1</b>	<b>Contingent</b>	<b>Unknown</b>	<b>\$9,183,570.00</b>	<b>\$0.00</b>
<b>Wake County Revenue Department</b> <b>Attn: Managing Agent</b> <b>PO Box 580084</b> <b>Charlotte, NC 28258-0084</b>		<b>Business Property tax and Real Property taxes</b>				<b>\$40,332.76</b>
<b>William Scotsman</b> <b>Attn: Officer/Managing Agent</b> <b>901 S. Bond Street, Suite 600</b> <b>Baltimore, MD 21231-3357</b>		<b>Sales Office Rental</b>				<b>\$10,932.89</b>
<b>William W. Sears</b> <b>918 Union Street</b> <b>Cary, NC 27511</b>		<b>Loan</b>				<b>\$1,300.00</b>

Fill in this information to identify the case:

Debtor name **Sears Farm, LLC**

United States Bankruptcy Court for the: EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known) \_\_\_\_\_

 Check if this is an amended filing

## Official Form 206Sum Summary of Assets and Liabilities for Non-Individuals

12/15

**Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from Schedule A/B..... \$ 11,058,570.00**1b. Total personal property:**Copy line 91A from Schedule A/B..... \$ 10,703,959.00**1c. Total of all property:**Copy line 92 from Schedule A/B..... \$ 21,762,529.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of Schedule D..... \$ 6,357,345.14**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of Schedule E/F..... \$ 40,332.76**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... +\$ 1,361,872.27**4. Total liabilities** .....  
Lines 2 + 3a + 3b\$ 7,759,550.17

## Fill in this information to identify the case:

Debtor name **Sears Farm, LLC**

United States Bankruptcy Court for the: EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known) \_\_\_\_\_

 Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?** No. Go to Part 2. Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. **Pinnacle Bank****Checking****2858****\$100.00****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$100.00****Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?** No. Go to Part 3. Yes Fill in the information below.**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. **Duke Progress Energy****\$75.00****8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

**\$75.00****9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

Debtor Sears Farm, LLC  
NameCase number (*If known*) \_\_\_\_\_**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- No. Go to Part 4.  
 Yes Fill in the information below.

**11. Accounts receivable**

11b. Over 90 days old:	<u>10,675,284.00</u>	-	<u>0.00</u> =....	<u>\$10,675,284.00</u>
	face amount		doubtful or uncollectible accounts	

**12. Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$10,675,284.00**Part 4: Investments****13. Does the debtor own any investments?**

- No. Go to Part 5.  
 Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets****18. Does the debtor own any inventory (excluding agriculture assets)?**

- No. Go to Part 6.  
 Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)****27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- No. Go to Part 7.  
 Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops-either planted or harvested			
29. Farm animals Examples: Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles) <u>1978 Ford Tractor Diesel Model 7600</u>	<u>\$0.00</u>		<u>\$5,000.00</u>

**31. Farm and fishing supplies, chemicals, and feed****32. Other farming and fishing-related property not already listed in Part 6****33. Total of Part 6.**

Add lines 28 through 32. Copy the total to line 85.

\$5,000.00**34. Is the debtor a member of an agricultural cooperative?**

- No  
 Yes. Is any of the debtor's property stored at the cooperative?  
 No  
 Yes

**35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**

Debtor Sears Farm, LLC  
Name \_\_\_\_\_

Case number (*If known*) \_\_\_\_\_

No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current Value \_\_\_\_\_

36. Is a depreciation schedule available for any of the property listed in Part 6?

No  
 Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

No  
 Yes

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

No. Go to Part 8.  
 Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

No. Go to Part 9.  
 Yes Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1. <u>2014 Toyota Tacoma</u>	<u>\$0.00</u>		<u>\$20,000.00</u>
47.2. <u>1976 Ford Truck (restored)</u>	<u>\$0.00</u>		<u>\$1,500.00</u>
48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
49. Aircraft and accessories			
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment) <u>Yamaha Grizzly ATV - Approx. 14 years old</u>	<u>\$0.00</u>		<u>\$2,000.00</u>

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$23,500.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

No  
 Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

No  
 Yes

**Part 9: Real property**

54. Does the debtor own or lease any real property?

Debtor Sears Farm, LLC  
NameCase number (*If known*) \_\_\_\_\_

- No. Go to Part 10.  
 Yes Fill in the information below.

## 55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property <small>Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)</small>	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. <b>Lot 41 Searstone - Sears Pond Drive, Cary, NC</b> <b>3.74 acres</b> <b>Active Adult Lot</b> <b>Tax Value:</b> <b>\$673,200.00</b> <b>Value shown is from 2012 Appraisal</b>		\$0.00	<i>Appraisal</i>	\$1,340,000.00
55.2. <b>Lot 13 Searstone - 1601 High House Rd, Cary, NC</b> <b>13.84 acres with single family home</b> <b>Active Adult Lot</b> <b>Tax value:</b> <b>\$2,493,209.00</b> <b>Value shown is from 2012 Appraisal</b>		\$0.00	<i>Appraisal</i>	\$3,420,000.00
55.3. <b>Lot 37 Searstone - 16000 Searstone Drive, Cary, NC</b> <b>0.77 acres</b> <b>Conservatory Lot</b>		\$0.00	<i>Tax records</i>	\$253,570.00
55.4. <b>Lot 1 RCMB Searstone - 2310 Davis Drive, Cary, NC</b> <b>1.72 acres</b> <b>Tax value: \$1,281,183</b> <b>Value shown is from 2012 Appraisal</b>		\$0.00	<i>Appraisal</i>	\$1,875,000.00
55.5. <b>Lot 6 Searstone - 0 Winston Hill Drive</b> <b>1.93 acres</b> <b>Hotel site</b> <b>Tax value:</b> <b>\$1,437,614.00</b> <b>Value shown is from 2012 Appraisal</b>		\$0.00	<i>Appraisal</i>	\$2,020,000.00

Debtor Sears Farm, LLC \_\_\_\_\_ Case number (*If known*) \_\_\_\_\_  
 Name \_\_\_\_\_

55.6. **Lot 4 Searstone - 0**  
**Winston Hill Drive,**  
**Cary, NC**  
**0.68 acres**  
**Retail**  
**Tax Value: \$120,000**  
**Value shown is from**  
**2012 Appraisal** \$0.00 **Appraisal** **\$890,000.00**

55.7. **Lot 3 Searstone - 0**  
**Winston Hill Drive,**  
**Cary, NC**  
**1.00 acres**  
**Medical Office lot**  
**Tax Value: \$150,000**  
**Value shown is from**  
**2012 Appraisal** \$0.00 **Appraisal** **\$1,260,000.00**

56. **Total of Part 9.** **\$11,058,570.00**  
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
 Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No  
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No  
 Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.  
 Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	--	---	------------------------------------

60. **Patents, copyrights, trademarks, and trade secrets**  
**"SearStone" Trademark**  
**Registered February 4, 2014**  
**Registration No. 4,447,910** \$0.00 **Unknown**

61. **Internet domain names and websites**  
**www.searsfarm.com** **\$0.00** **Unknown**

62. **Licenses, franchises, and royalties**

63. **Customer lists, mailing lists, or other compilations**

64. **Other intangibles, or intellectual property**

65. **Goodwill**

Debtor Sears Farm, LLC  
Name \_\_\_\_\_

Case number (*If known*) \_\_\_\_\_

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- No  
 Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

- No  
 Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

- No  
 Yes

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

No. Go to Part 12.

Yes Fill in the information below.

**Current value of  
debtor's interest**

71. **Notes receivable**

Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

**Potential cause of action against Samaritan Housing Foundation, Inc.**

**Unknown**

Nature of claim \_\_\_\_\_

Amount requested \_\_\_\_\_

\$0.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No  
 Yes

Debtor Sears Farm, LLC  
NameCase number (*If known*) \_\_\_\_\_**Part 12: Summary****In Part 12 copy all of the totals from the earlier parts of the form**

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$100.00</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$75.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$10,675,284.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$5,000.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$23,500.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$11,058,570.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$10,703,959.00</u>	+ 91b. <u>\$11,058,570.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$21,762,529.00</u>

## Fill in this information to identify the case:

Debtor name **Sears Farm, LLC**

United States Bankruptcy Court for the: EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known) \_\_\_\_\_

 Check if this is an amended filing

## Official Form 206D

## Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

		Column A Amount of claim	Column B Value of collateral that supports this claim
2.1	<b>John W. and Maggie B. Sears</b> Creditor's Name	Describe debtor's property that is subject to a lien <b>Deed of Trust Book 11163 Page 1473</b>	\$6,000,000.00      \$11,058,570.00
	<b>805 Walker Stone Drive Cary, NC 27513</b> Creditor's mailing address	Describe the lien	
	Creditor's email address, if known	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Date debt was incurred <b>April 2011</b> Last 4 digits of account number	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)	
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
2.2	<b>Omer G. Ferrell &amp; Son Grading Co</b> Creditor's Name <b>Attn: Managing Agent 1600 Morrisville-Carpenter Rd Cary, NC 27519</b> Creditor's mailing address	Describe debtor's property that is subject to a lien <b>1976 Ford Truck and 1978 Ford Tractor</b>	\$25,000.00      \$6,500.00
	Creditor's email address, if known	Describe the lien	
	Date debt was incurred	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Last 4 digits of account number	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)	

Debtor	<b>Sears Farm, LLC</b>	Case number (if known)
Name		
<p><b>Do multiple creditors have an interest in the same property?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>		<p><b>As of the petition filing date, the claim is:</b></p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>
2.3	<b>Pinnacle Bank</b>	<b>\$99,907.83</b> <b>\$1,875,000.00</b>
Creditor's Name		
<p><b>Attn: Officer/Managing Agent</b>  <b>150 3rd Avenue South</b>  <b>Nashville, TN 37201</b></p>		
Creditor's mailing address		
Creditor's email address, if known		
<p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p>		
<p><b>Do multiple creditors have an interest in the same property?</b></p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>		<p><b>As of the petition filing date, the claim is:</b></p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>
<p><b>1. Pinnacle Bank</b></p> <p><b>2. Pinnacle Bank</b></p>		
2.4	<b>Pinnacle Bank</b>	<b>\$199,597.39</b> <b>\$1,875,000.00</b>
Creditor's Name		
<p><b>Attn: Officer/Managing Agent</b>  <b>150 3rd Avenue South</b>  <b>Nashville, TN 37201</b></p>		
Creditor's mailing address		
Creditor's email address, if known		
<p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p>		
<p><b>Do multiple creditors have an interest in the same property?</b></p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>		<p><b>As of the petition filing date, the claim is:</b></p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>
<p><b>Specified on line 2.3</b></p>		
2.5	<b>UMB Bank, N.A. as Master Trustee</b>	<b>Unknown</b> <b>\$9,183,570.00</b>
Describe debtor's property that is subject to a lien		

Debtor Name	<b>Sears Farm, LLC</b>	Case number (if known)
Creditor's Name	<b>All Sears Farm real property except Lot #1</b>	
<b>Attn: Officer/Managing Agent 1010 Grand Boulevard Kansas City, MO 64106</b>		
Creditor's mailing address		
<b>Describe the lien</b>		
Is the creditor an insider or related party?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Is anyone else liable on this claim?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
Date debt was incurred	<b>June 2012</b>	
Last 4 digits of account number		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:	
Check all that apply		
<input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
2.6 <b>Withers &amp; Ravenel, Inc</b>	Describe debtor's property that is subject to a lien	<b>\$32,839.92</b>
Creditor's Name	<b>Lot 13 Searstone - 1601 High House Rd, Cary, NC</b>	
<b>Attn: Managing Agent 115 MacKenan Drive Cary, NC 27511</b>	<b>13.84 acres with single family home Active Adult Lot Tax value: \$2,493,209.00 Value shown is from 2012 Appraisal</b>	
Creditor's mailing address		
<b>Describe the lien</b>		
Is the creditor an insider or related party?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Is anyone else liable on this claim?		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
Date debt was incurred		
Last 4 digits of account number		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:	
Check all that apply		
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$6,357,345.1**

**4**

#### Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor Name	<b>Sears Farm, LLC</b>	Case number (if known)
Name and address		On which line in Part 1 did you enter the related creditor?
<b>UMB Bank, National Association Attn: Officer/Managing Agent 120 South Sixth Street, Suite 1400 Minneapolis, MN 55401</b>		Line <u>2.5</u>
Last 4 digits of account number for this entity		

## Fill in this information to identify the case:

Debtor name **Sears Farm, LLC**

United States Bankruptcy Court for the: EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known) \_\_\_\_\_

 Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.  
 Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1	Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>Attn: Managing Agent</b> <b>PO Box 7346</b> <b>Philadelphia, PA 19101-7346</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b> <b>\$0.00</b>
	Date or dates debt was incurred	Basis for the claim:	
	Last 4 digits of account number  Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
2.2	Priority creditor's name and mailing address <b>North Carolina Dept. of Revenue</b> <b>Attn: Managing Agent</b> <b>P.O. Box 25000</b> <b>Raleigh, NC 27640</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b> <b>\$0.00</b>
	Date or dates debt was incurred	Basis for the claim:	
	Last 4 digits of account number  Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Is the claim subject to offset?  <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Debtor	<b>Sears Farm, LLC</b>	Case number (if known)
	Name	
2.3	<p>Priority creditor's name and mailing address  <b>Wake County Revenue Department</b>  <b>Attn: Managing Agent</b>  <b>PO Box 580084</b>  <b>Charlotte, NC 28258-0084</b></p>	<p>As of the petition filing date, the claim is:  <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>
	Date or dates debt was incurred	Basis for the claim: <b>Business Property tax and Real Property taxes</b>
	Last 4 digits of account number	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<p>Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)</p>		

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	<p>Nonpriority creditor's name and mailing address  <b>Betty Bitting</b>  <b>17001 Searstone Drive</b>  <b>Cary, NC 27513</b></p> <p>Date(s) debt was incurred <u>Sept. 2017</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <b>Promissory Note</b></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<b>\$40,000.00</b>
3.2	<p>Nonpriority creditor's name and mailing address  <b>BlueSpire Senior Living</b>  <b>Attn: Managing Agent</b>  <b>29 South Main Street, Suite 301</b>  <b>West Hartford, CT 06107</b></p> <p>Date(s) debt was incurred _</p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <b>Trade debt</b></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<b>\$99,345.23</b>
3.3	<p>Nonpriority creditor's name and mailing address  <b>Debbie Via</b>  <b>PO Box 1416</b>  <b>Apex, NC 27502</b></p> <p>Date(s) debt was incurred <u>Sept. 2017 and July 2017</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <b>Promissory Notes</b></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<b>\$40,000.00</b>
3.4	<p>Nonpriority creditor's name and mailing address  <b>Donald Bitting</b>  <b>PO Box 1416</b>  <b>Apex, NC 27502</b></p> <p>Date(s) debt was incurred <u>July 2017</u></p> <p>Last 4 digits of account number _</p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <b>Promissory Note</b></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<b>\$40,000.00</b>
3.5	<p>Nonpriority creditor's name and mailing address  <b>Educational Information Corporation</b>  <b>Attn: Managing Agent</b>  <b>PO Box 828</b>  <b>Wake Forest, NC 27588</b></p> <p>Date(s) debt was incurred _</p> <p>Last 4 digits of account number <u>0641</u></p>	<p>As of the petition filing date, the claim is: <i>Check all that apply.</i></p> <p><input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p> <p>Basis for the claim: <b>Trade debt</b></p> <p>Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<b>\$13,950.00</b>

Debtor	<b>Sears Farm, LLC</b>	Case number (if known)	
	Name		
3.6	Nonpriority creditor's name and mailing address <b>James and Nancy Sears</b> <b>2212 Donny Brook Road</b> <b>Raleigh, NC 27603</b> Date(s) debt was incurred <u>August 2017</u> Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Promissory Note</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$60,000.00
3.7	Nonpriority creditor's name and mailing address <b>Linda S. Suggs</b> <b>105 Pember Pl</b> <b>Morrisville, NC 27560-7068</b> Date(s) debt was incurred <u>Feb 2015, Nov 2017</u> Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Promissory Note</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$110,000.00
3.8	Nonpriority creditor's name and mailing address <b>McGuireWoods LLP</b> <b>Attn: Managing Agent</b> <b>800 E. Canal Street</b> <b>Richmond, VA 23219-3916</b> Date(s) debt was incurred _ Last 4 digits of account number <u>0001</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Legal Fees</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$10,807.50
3.9	Nonpriority creditor's name and mailing address <b>Ragsdale Liggett PLLC</b> <b>Attn: Managing Agent</b> <b>2840 Plaza Place, Suite 400</b> <b>Raleigh, NC 27612</b> Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Legal Fees</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$105,470.78
3.10	Nonpriority creditor's name and mailing address <b>Safran Law Offices</b> <b>Attn: Managing Agent</b> <b>120 South Boylan</b> <b>Raleigh, NC 27603</b> Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Legal Fees</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$157,933.49
3.11	Nonpriority creditor's name and mailing address <b>Samaritan Housing Foundation</b> <b>Attn: Officer/Managing Agent</b> <b>212 South Tryon Street Suite 1000</b> <b>Charlotte, NC 28281</b> Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Promissory Note</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$500,000.00
3.12	Nonpriority creditor's name and mailing address <b>SearStone North, LLC</b> <b>Attn: Managing Agent</b> <b>1142 Executive Circle, Ste D</b> <b>Cary, NC 27511</b> Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <u>Loan</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$93,000.00

Debtor	<b>Sears Farm, LLC</b>	Case number (if known)
Name		
3.13	<b>Nonpriority creditor's name and mailing address</b> <b>Searstone Village Prop. Owners Assn c/o Community Assoc. Mgmt, Ltd PO Box 79032 Charlotte, NC 28271-0030</b> <b>Date(s) debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>HOA dues</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$63,599.98</b>
3.14	<b>Nonpriority creditor's name and mailing address</b> <b>Summit Design &amp; Engineering Service Attn: Managing Agent 504 Meadowland Drive Hillsborough, NC 27278</b> <b>Date(s) debt was incurred</b> <u>2017</u> <b>Last 4 digits of account number</b> <u>3400</u>	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Consulting services - Billed to Sears Hackney Keener and Williams, Inc.</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$15,532.40</b>
3.15	<b>Nonpriority creditor's name and mailing address</b> <b>William Scotsman Attn: Officer/Managing Agent 901 S. Bond Street, Suite 600 Baltimore, MD 21231-3357</b> <b>Date(s) debt was incurred</b> _____ <b>Last 4 digits of account number</b> <u>1891</u>	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Sales Office Rental</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$10,932.89</b>
3.16	<b>Nonpriority creditor's name and mailing address</b> <b>William W. Sears 918 Union Street Cary, NC 27511</b> <b>Date(s) debt was incurred</b> _____ <b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		<b>\$1,300.00</b>

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>A. Lee Hogwood III K &amp; L Gates, LLP PO Box 17047 Raleigh, NC 27609</b>	Line <u>3.11</u>  <input type="checkbox"/> Not listed. Explain _____	-
4.2	<b>D. Michael Parker Cheshire &amp; Parker PO Box 100 Hillsborough, NC 27278</b>	Line <u>3.14</u>  <input type="checkbox"/> Not listed. Explain _____	-
4.3	<b>Samaritan Housing Foundation, Inc. Attn: Officer/Managing Agent 1201 W Peachtree Street N.W., Suite Atlanta, GA 30309</b>	Line <u>3.11</u>  <input type="checkbox"/> Not listed. Explain _____	-

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

Total of claim amounts

Debtor **Sears Farm, LLC**  
Name \_\_\_\_\_

Case number (if known) \_\_\_\_\_

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

5a. \$ **40,332.76**  
5b. + \$ **1,361,872.27**5c. \$ **1,402,205.03**

**United States Bankruptcy Court  
Eastern District of North Carolina**

In re Sears Farm, LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Member/Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: February 23, 2018

*/s/ William W. Sears*

**William W. Sears/Member/Manager**

Signer>Title

A. Lee Hogewood III  
K & L Gates, LLP  
PO Box 17047  
Raleigh, NC 27609

John W. and Maggie B. Sears  
805 Walker Stone Drive  
Cary, NC 27513

Samaritan Housing Foundation, Inc  
Attn: Officer/Managing Agent  
1201 W Peachtree Street N.W., Su  
Atlanta, GA 30309

Betty Bitting  
17001 Searstone Drive  
Cary, NC 27513

Linda S. Suggs  
105 Pember Pl  
Morrisville, NC 27560-7068

Sears Hackney Keener and William  
Attn: Officer/Managing Agent  
1142 Executive Circle, Suite D  
Cary, NC 27511

BlueSpire Senior Living  
Attn: Managing Agent  
29 South Main Street, Suite 301  
West Hartford, CT 06107

McGuireWoods LLP  
Attn: Managing Agent  
800 E. Canal Street  
Richmond, VA 23219-3916

SearStone North, LLC  
Attn: Managing Agent  
1142 Executive Circle, Ste D  
Cary, NC 27511

D. Michael Parker  
Chesire & Parker  
PO Box 100  
Hillsborough, NC 27278

North Carolina Dept. of Revenue  
Attn: Managing Agent  
P.O. Box 25000  
Raleigh, NC 27640

Searstone Village Prop. Owners A  
c/o Community Assoc. Mgmt, Ltd  
PO Box 79032  
Charlotte, NC 28271-0030

Debbie Via  
PO Box 1416  
Apex, NC 27502

Omer G. Ferrell & Son Grading Co  
Attn: Managing Agent  
1600 Morrisville-Carpenter Rd  
Cary, NC 27519

Summit Design & Engineering Ser  
Attn: Managing Agent  
504 Meadowland Drive  
Hillsborough, NC 27278

Donald Bitting  
PO Box 1416  
Apex, NC 27502

Pinnacle Bank  
Attn: Officer/Managing Agent  
150 3rd Avenue South  
Nashville, TN 37201

UMB Bank, N.A. as Master Truste  
Attn: Officer/Managing Agent  
1010 Grand Boulevard  
Kansas City, MO 64106

Educational Information Corporation  
Attn: Managing Agent  
PO Box 828  
Wake Forest, NC 27588

Ragsdale Liggett PLLC  
Attn: Managing Agent  
2840 Plaza Place, Suite 400  
Raleigh, NC 27612

UMB Bank, National Association  
Attn: Officer/Managing Agent  
120 South Sixth Street, Suite 1400  
Minneapolis, MN 55401

Internal Revenue Service  
Attn: Managing Agent  
PO Box 7346  
Philadelphia, PA 19101-7346

Safran Law Offices  
Attn: Managing Agent  
120 South Boylan  
Raleigh, NC 27603

Wake County Revenue Departmen  
Attn: Managing Agent  
PO Box 580084  
Charlotte, NC 28258-0084

James and Nancy Sears  
2212 Donny Brook Road  
Raleigh, NC 27603

Samaritan Housing Foundation  
Attn: Officer/Managing Agent  
212 South Tryon Street Suite 1000  
Charlotte, NC 28281

William Scotsman  
Attn: Officer/Managing Agent  
901 S. Bond Street, Suite 600  
Baltimore, MD 21231-3357

William W. Sears  
918 Union Street  
Cary, NC 27511

Withers & Ravenel, Inc  
Attn: Managing Agent  
115 MacKenan Drive  
Cary, NC 27511

**United States Bankruptcy Court  
Eastern District of North Carolina**

In re Sears Farm, LLC

Debtor(s)

Case No.  
Chapter

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Sears Farm, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

Bill Sears  
918 Union Street  
Cary, NC 27511

J.D. Sears  
1601 High House Rd.  
Cary, NC 27513

None [Check if applicable]

February 23, 2018

Date

/s/ William P. Janvier

William P. Janvier 21136

Signature of Attorney or Litigant  
Counsel for Sears Farm, LLC  
Janvier Law Firm, PLLC  
311 East Edenton Street  
Raleigh, NC 27601  
919-582-2323 Fax:866-809-2379